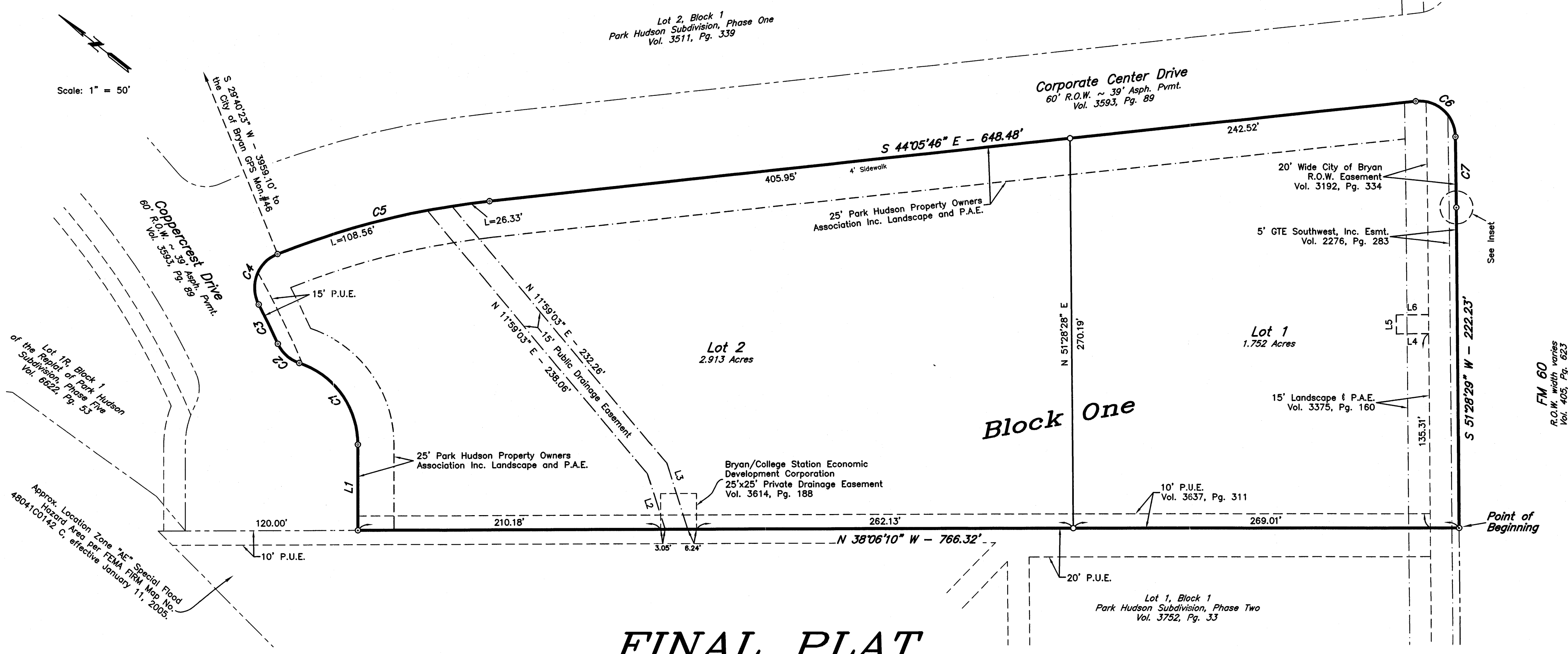
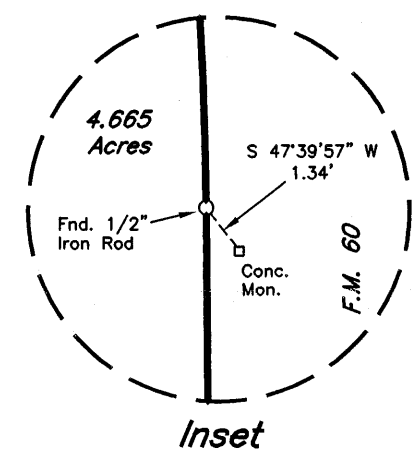


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	71°33'33"	60.00'	74.94'	43.24'	N 16°07'04" E	70.16'	
C2	46°46'55"	25.00'	20.41'	10.81'	S 03°43'45" E	19.85'	
C3	2°43'59"	630.00'	30.05'	15.03'	N 25°45'13" E	30.05'	
C4	96°12'36"	25.00'	41.98'	27.87'	S 72°29'31" W	37.22'	
C5	15°18'26"	570.00'	152.28'	76.60'	N 51°44'58" W	151.83'	
C6	95°06'58"	25.00'	41.50'	27.34'	N 03°27'33" E	36.90'	
C7	0°27'35"	6084.44'	48.81'	24.40'	N 51°14'40" E	48.81'	

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 51°53'50" E	60.00'
L2	N 34°34'21" E	40.82'
L3	N 34°34'21" E	48.50'
L4	N 38°31'48" W	22.51'
L5	N 51°28'12" E	13.00'
L6	S 38°31'48" E	22.51'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, the undersigned, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3593, Page 89, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Administrator, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning and Zoning Commission

**APPROVAL OF THE DEVELOPMENT ENGINEER**

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Development Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

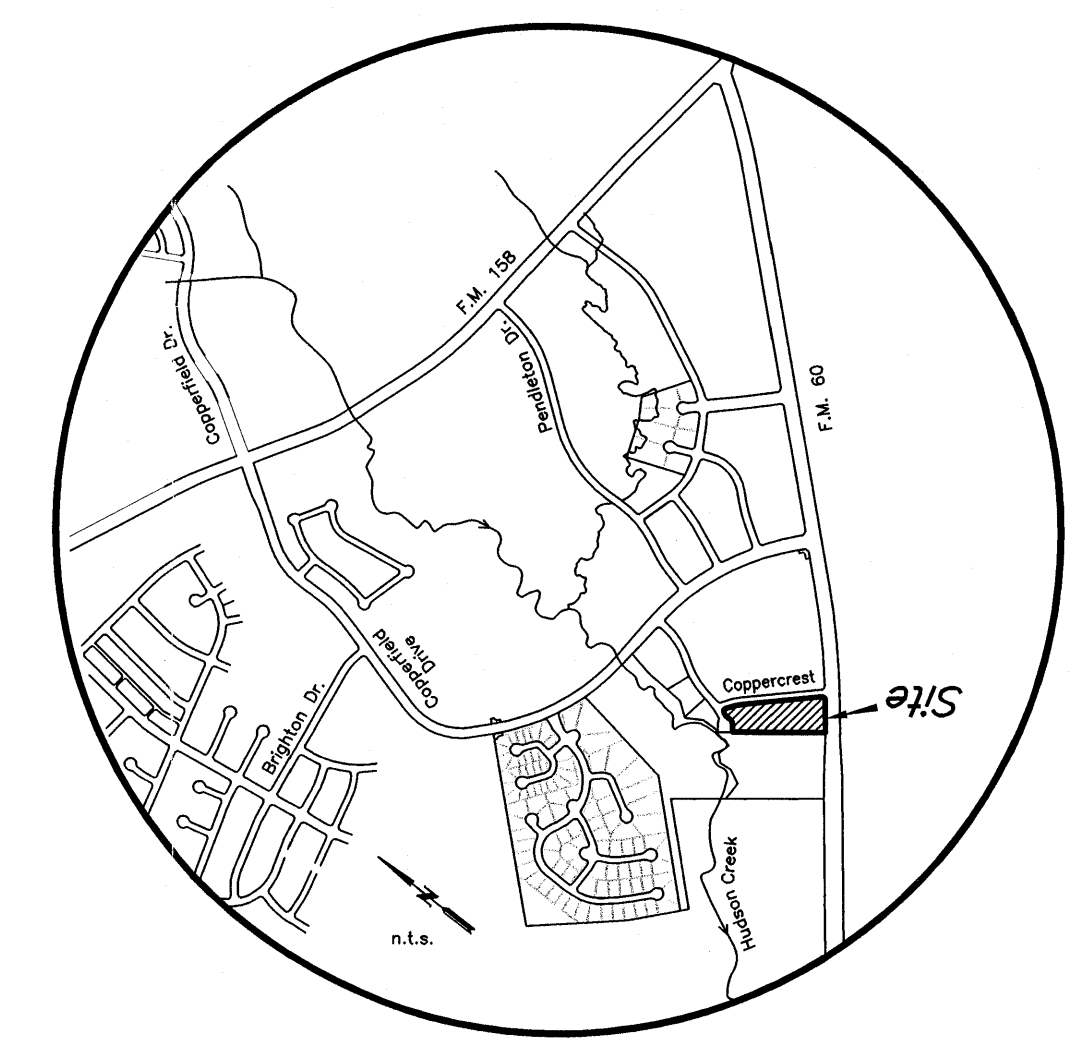
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

**GENERAL NOTES:**

- BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994.  
Northing: 10226777.214  
Easting: 3564806.303  
Elevation: 289.87 (N.G.V.D.)
- Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. Additional setback requirements may be applicable. See Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA 100-year flood hazard area.
- Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.  
○ - Indicates 1/2" Iron Rod Set  
● - Indicates 1/2" Iron Rod Found  
◎ - Indicates 3/4" Iron Pipe Found
- Abbreviations:  
P.A.E. - Public Access Easement  
P.U.E. - Public Utility Easement  
L.E. - Landscape Easement



Vicinity Map

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, Abstract No. 8 in Bryan, Brazos County, Texas and being all of the 4.665 acre tract described in the deed from Bryan Development, Ltd. to David W. Dudycha recorded in Volume 3716, Page 218 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch capped iron rod marking the east corner of the Bryan/College Station Economic Development Corporation 10.00 acre tract described in a special warranty deed recorded in Volume 3389, Page 132 (O.R.B.C.), said iron rod also being in the northwest right-of-way line of the F.M. 60 (based on a variable width as described in Volume 405, Page 623 of the Brazos County Deed Records [B.C.D.R.]);

**THENCE:** N 38° 06' 10" W along the northeast line of said 10.00 acre tract for a distance of 766.32 feet to a 3/4-inch iron pipe set for the most westerly corner of this tract, said iron pipe also marking the most southerly corner of the Coppercrest Drive right-of-way dedication described on the plat recorded in Volume 3593, Page 89 (O.R.B.C.);

**THENCE:** N 51° 53' 50" E along said right-of-way for a distance of 60.00 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

**THENCE:** 74.94 feet along the arc of a curve having a central angle of 71° 33' 33", a radius of 60.00 feet, a tangent of 43.24 feet and a long chord bearing N 16° 07' 04" E at a distance of 70.16 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

**THENCE:** 20.41 feet along the arc of said reverse curve having a central angle of 46° 46' 55", a radius of 25.00 feet, a tangent of 10.81 feet and a long chord bearing N 03° 43' 45" E at a distance of 19.85 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

**THENCE:** 30.05 feet along the arc of said reverse curve having a central angle of 02° 43' 59", a radius of 630.00 feet, a tangent of 15.03 feet and a long chord bearing N 25° 45' 13" E at a distance of 30.05 feet to a 3/4-inch iron pipe marking a Point of Reverse Curvature at the intersection of the southeast line of said Coppercrest Drive and the southwest line of Corporate Center Drive (based on a 60' width as indicated on the aforementioned right-of-way dedication plat recorded in Volume 3593, Page 89 [O.R.B.C.]);

**THENCE:** 41.98 feet along the arc of said reverse curve having a central angle of 92° 12' 36", a radius of 25.00 feet, a tangent of 27.87 feet and a long chord bearing N 72° 29' 31" E at a distance of 37.22 feet to a 3/4-inch iron pipe set for a Point of Compound Curvature;

**THENCE:** 152.28 feet along the arc of said compound curve in the southwest line of Corporate Center Drive, said curve having a central angle of 15° 18' 26", a radius of 570.00 feet, a tangent of 76.60 feet and a long chord bearing S 51° 44' 58" E at a distance of 151.83 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** S 44° 05' 46" E continuing along said Corporate Center Drive for a distance of 648.48 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

**THENCE:** 41.50 feet along the arc of said curve having a central angle of 95° 06' 38", a radius of 25.00 feet, a tangent of 27.34 feet and a long chord bearing S 03° 27' 33" W at a distance of 36.90 feet to a 3/4-inch iron pipe set for a Point of Compound Curvature, said iron pipe also being in the aforementioned northwest right-of-way line of F.M. 60;

**THENCE:** 48.81 feet along the arc of said compound curve in said F.M. 60 right-of-way, said curve having a central angle of 00° 27' 35", a radius of 6084.43 feet, a tangent of 24.40 feet and a long chord bearing S 51° 14' 40" W at a distance of 48.81 feet to a found 1/2-inch iron rod for the Point of Tangency, from whence a found concrete monument for reference bears S 47° 39' 57" W at a distance of 1.34 feet;

**THENCE:** S 51° 28' 28" W for a distance of 222.23 feet to the POINT OF BEGINNING and containing 4.665 acres of land, more or less.

**FINAL PLAT**

**PARK HUDSON PHASE SEVEN**

**LOTS 1 & 2, BLOCK ONE**  
**4.665 ACRES**

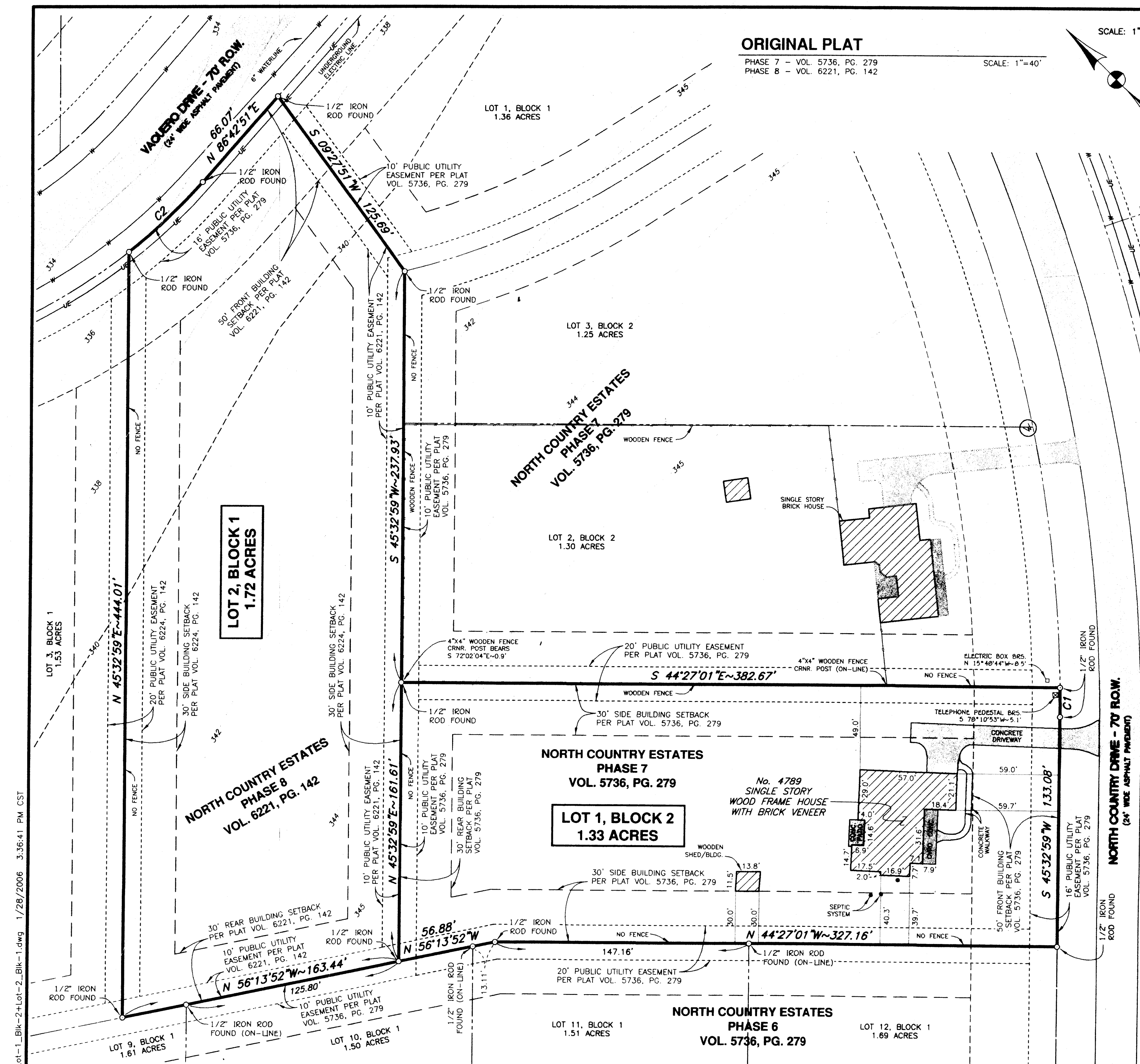
**RICHARD CARTER SURVEY, A-8**  
**BRYAN, BRAZOS COUNTY, TEXAS**

**JANUARY, 2006**  
**SCALE: 1" = 50'**

**Owner:**  
David Dudycha  
1201C Briarcrest Dr.  
Bryan, TX 77802  
979-776-6808

**Surveyor:**  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

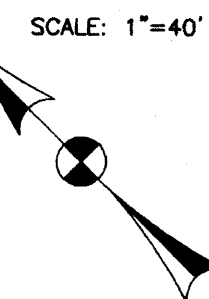




# ORIGINAL PLAT

PHASE 7 - VOL. 5736, PG. 279  
PHASE 8 - VOL. 6221, PG. 142

SCALE: 1"=40'



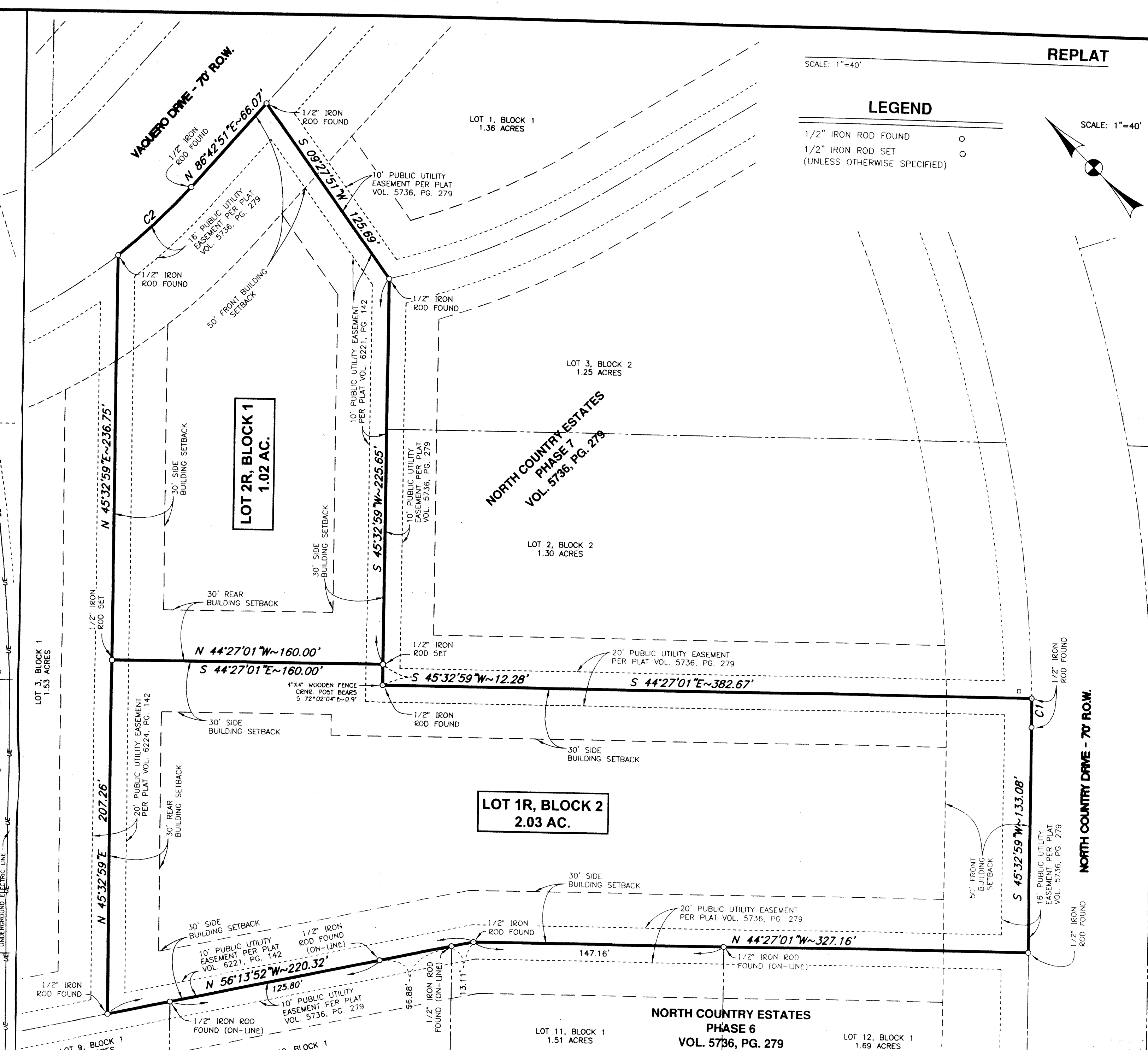
C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°11'23"	815.00'	16.92'	N44°57'18"E	16.92'
C2	10°04'43"	335.00'	58.93'	S88°14'48"E	58.85'

## NOTES FOR EXISTING CONDITIONS:

1. BEARINGS ARE BASED ON THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0070C, MAP NO. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992.
3. (LOT 1, BLOCK 2, PHASE 7) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 141489, EFFECTIVE DATE: NOVEMBER 18, 2006, TO WIT THE FOLLOWING COMMENTS:
  - a.) EASEMENTS AND BUILDING LINES AS SHOWN OF RECORD ON PLAT OF NORTH COUNTRY ESTATES, PHASE SEVEN, RECORDED IN VOL. 5736, PG. 279, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - b.) RIGHT OF WAY - CITY OF BRYAN ELECTRICAL EASEMENT - VOLUME 98, PAGE 339 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT HAS NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1938). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
  - c.) 80' RIGHT OF WAY EASEMENT - STATE OF TEXAS - VOL. 139, PG. 507 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT ESTABLISHES THE RIGHT OF WAY OF F.M. 974 WHICH LIES APPROXIMATELY 900' AT ITS CLOSEST POINT FROM PHASES 6 & 7 OF NORTH COUNTRY ESTATES. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

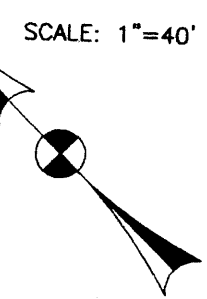
## NOTES FOR EXISTING CONDITIONS (Continued):

- 1.) RIGHT OF WAY EASEMENT - DIAMOND SHAMROCK CORPORATION - VOLUME 285, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT HAS NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
- 2.) 20' WIDE RIGHT OF WAY EASEMENT - WIXON WATER SUPPLY CORPORATION - VOLUME 310, PAGE 12 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT IS THE "CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED." NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
- 3.) 15' WIDE RIGHT OF WAY EASEMENT - WIXON WATER SUPPLY CORPORATION - VOLUME 511, PAGE 760 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE LOCATION OF THIS EASEMENT IS THE "CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED." NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
4. (LOT 2, BLOCK 1, PHASE 8) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.



# REPLAT

SCALE: 1"=40'



**LEGEND**  
1/2" IRON ROD FOUND  
1/2" IRON ROD SET  
(UNLESS OTHERWISE SPECIFIED)

## NOTES FOR REPLAT:

1. BEARINGS ARE BASED ON THE PLAT BEARINGS FOR NORTH COUNTRY PHASE 3 AS RECORDED IN VOL. 4610, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0070C, MAP NO. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992.
3. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
  - a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
  - b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCR OACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
4. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
5. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
  - 50' FRONT
  - 30' SIDE
  - 30' REAR

## REPLAT OF LOT 1, BLOCK 2, PHASE 7 & LOT 2, BLOCK 1, PHASE 8 OF NORTH COUNTRY ESTATES VOL. 5736, PG. 279 (PH. 7) & VOL. 6221, PG. 142 (PH. 8)

**3.05 ACRES**

GREEN H. COLEMAN SURVEY, A-10

BRAZOS COUNTY, TEXAS

SCALE: 1"=40' JANUARY, 2006

OWNED AND DEVELOPED BY:

PAUL & NANNETTE POPE  
4789 NORTH COUNTRY DRIVE  
BRYAN, TEXAS 77808  
(979) 778-2959

RAMON & JO ANN GOFORTH  
640 THE MEADOWS PARKWAY  
DESOTO, TEXAS 75115  
(972) 274-5433

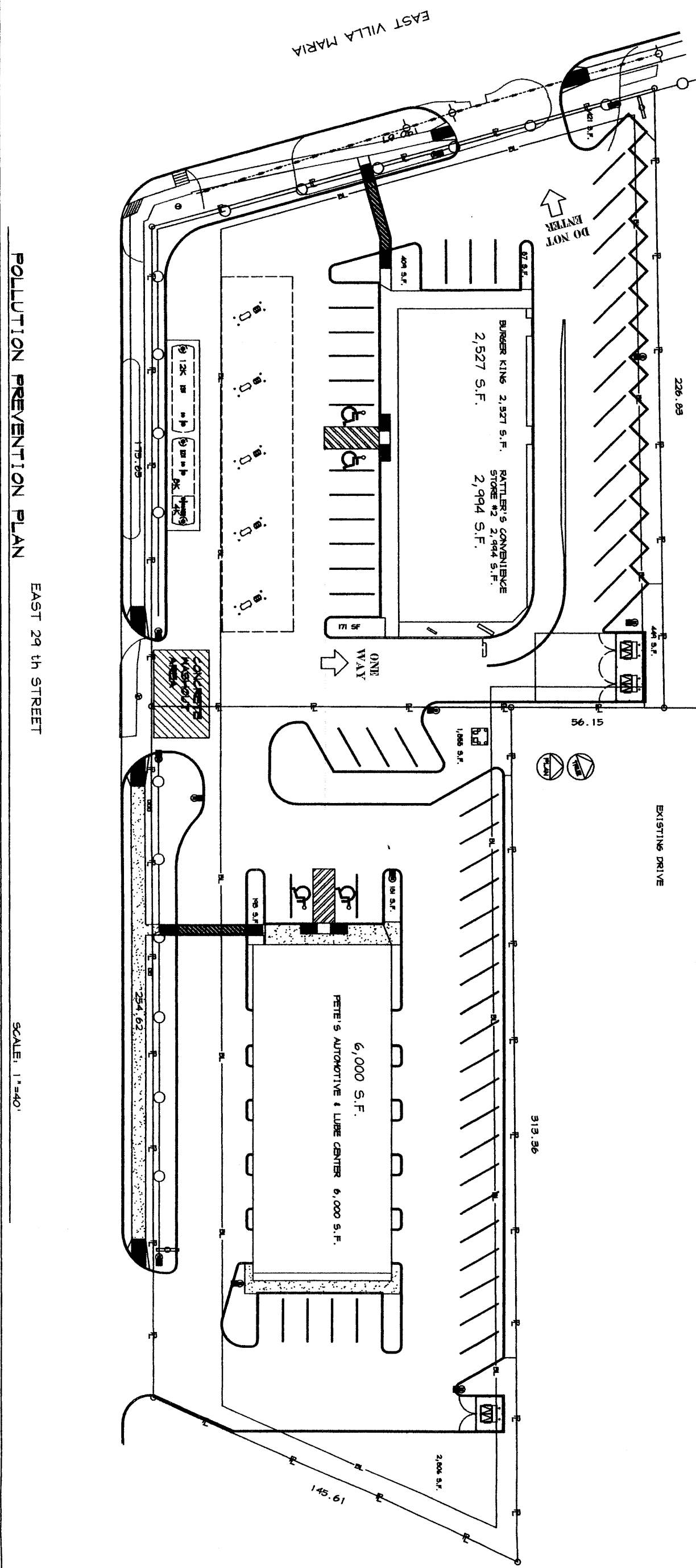
PAGE 1 OF 2

PREPARED BY:

KLING ENGINEERING & SURVEYING  
4101 TEXAS AV + P.O. BOX 4234 + BRYAN, TEXAS + PH: 979/846-6212

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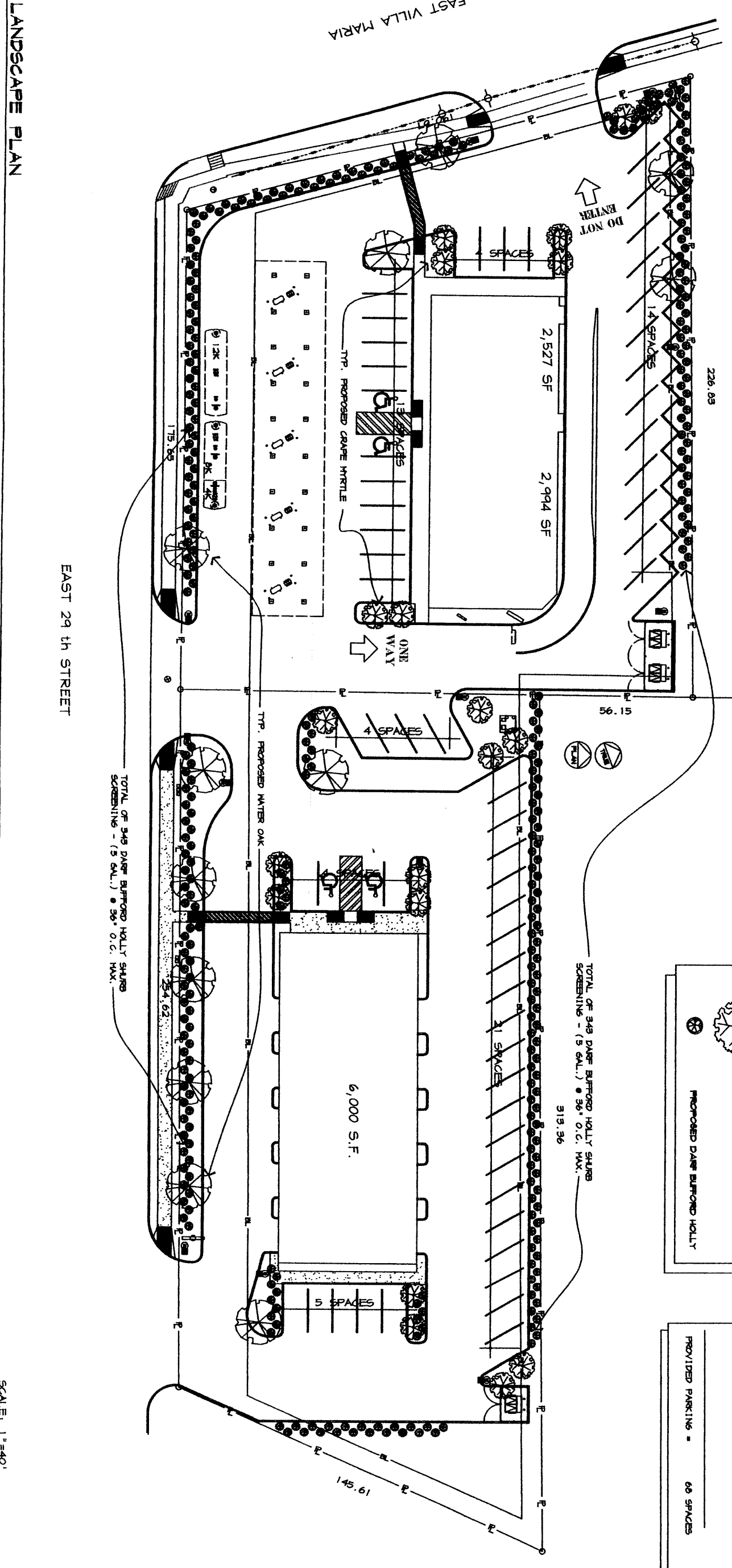
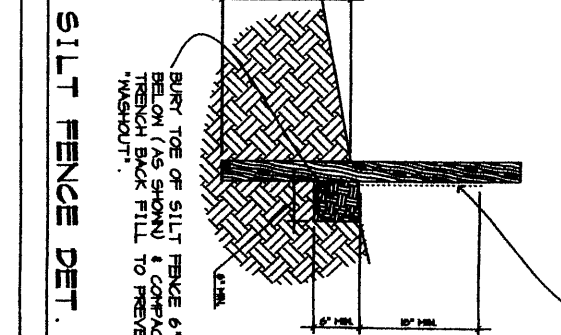


NAME & LOCATION: PETE'S AUTOMOTIVE @ N.E. CORNER OF 29th STREET & VILLA MARIA.  
BLOCK & ZONE: LOT-3, BLOCK-1, CRESTVIEW SUBDIVISION, ZONED: "R" AND LOT 7, BLOCK 14, JOHN AUSTIN SURVEY.  
OWNER: PETE KOUNTAKIS, COLLEGE STATION, TX. 77702 479 776 2212. SUBMITTED: 11 JANUARY 2006  
PLANNER: PREMIER DESIGNS 2402 BROADMOOR, BLDG. D-2, SUITE 101, BRYAN TX. 77802 479 776 2212. SUBMITTED: 11 JANUARY 2006

**Premier • Designs**  
2402 Broadmoor Dr. Bryan, TX  
979-776-2212

### EROSION CONTROL NOTES

1. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN EXCAVATED OR DISTURBED. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED OR MODIFIED AS NECESSARY.
2. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO MAINTAIN THE STABILITY OF THE EROSION CONTROL MEASURES.
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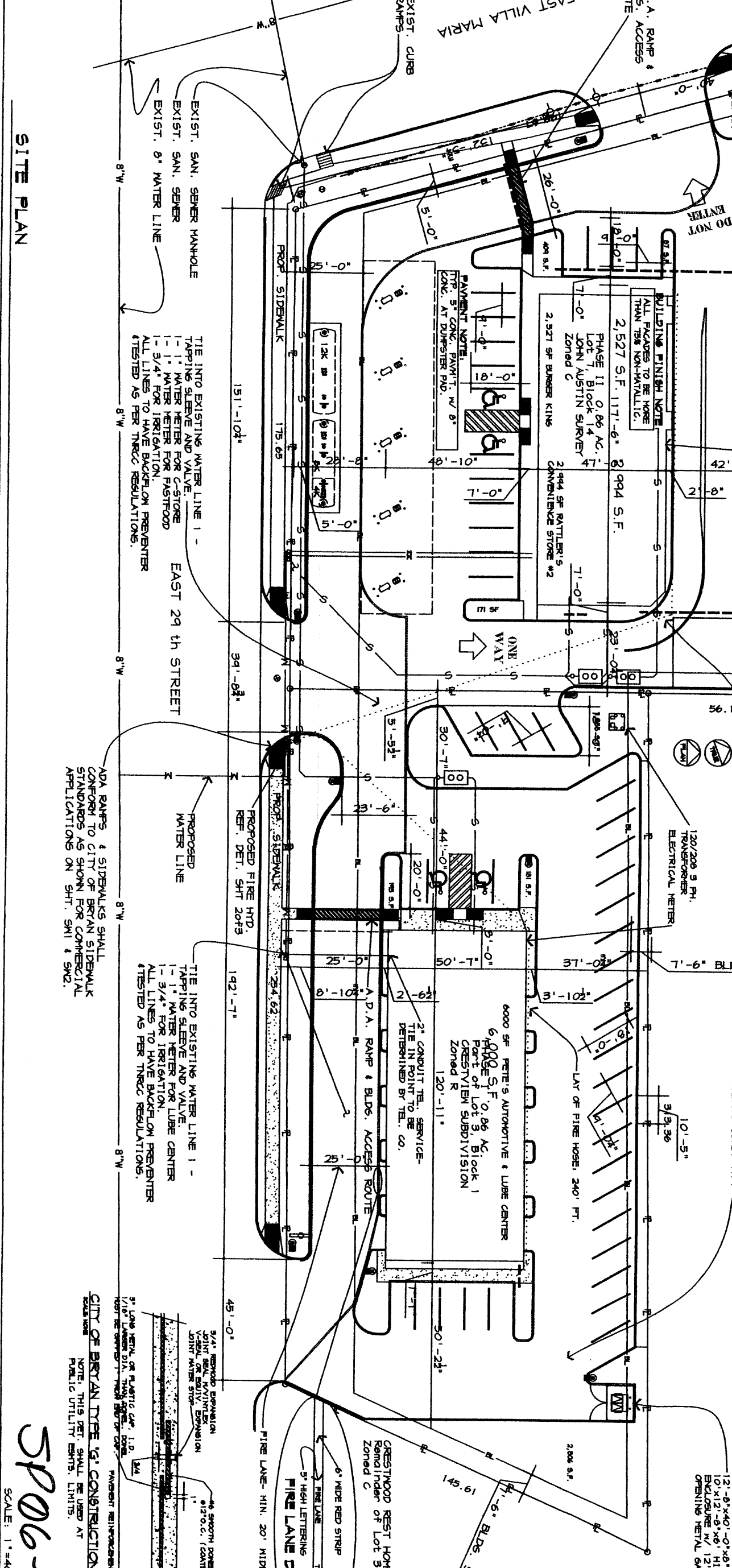
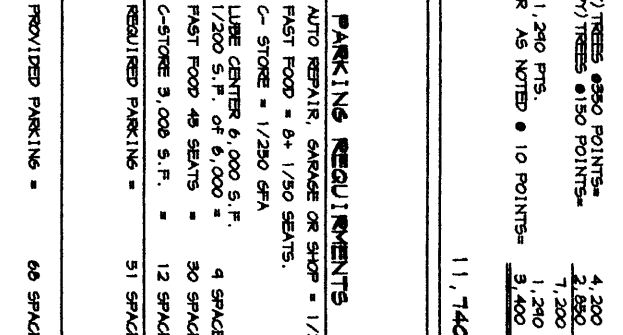


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**Premier • Designs**  
2402 Broadmoor Dr. Bryan, TX  
979-776-2212

### LANDSCAPE REQUIREMENTS

- PROPOSED LANDSCAPE: 11,740 POINTS  
TOTAL POINTS IN TREES: 11,740 POINTS  
TOTAL POINTS IN SHRUBS: 11,740 POINTS  
TOTAL POINTS IN GRASS: 11,740 POINTS  
TOTAL POINTS IN FLOWERING PLANTS: 11,740 POINTS  
TOTAL POINTS IN PERENNIALS: 11,740 POINTS  
TOTAL POINTS IN ANNUALS: 11,740 POINTS  
TOTAL POINTS IN TREES: 11,740 POINTS  
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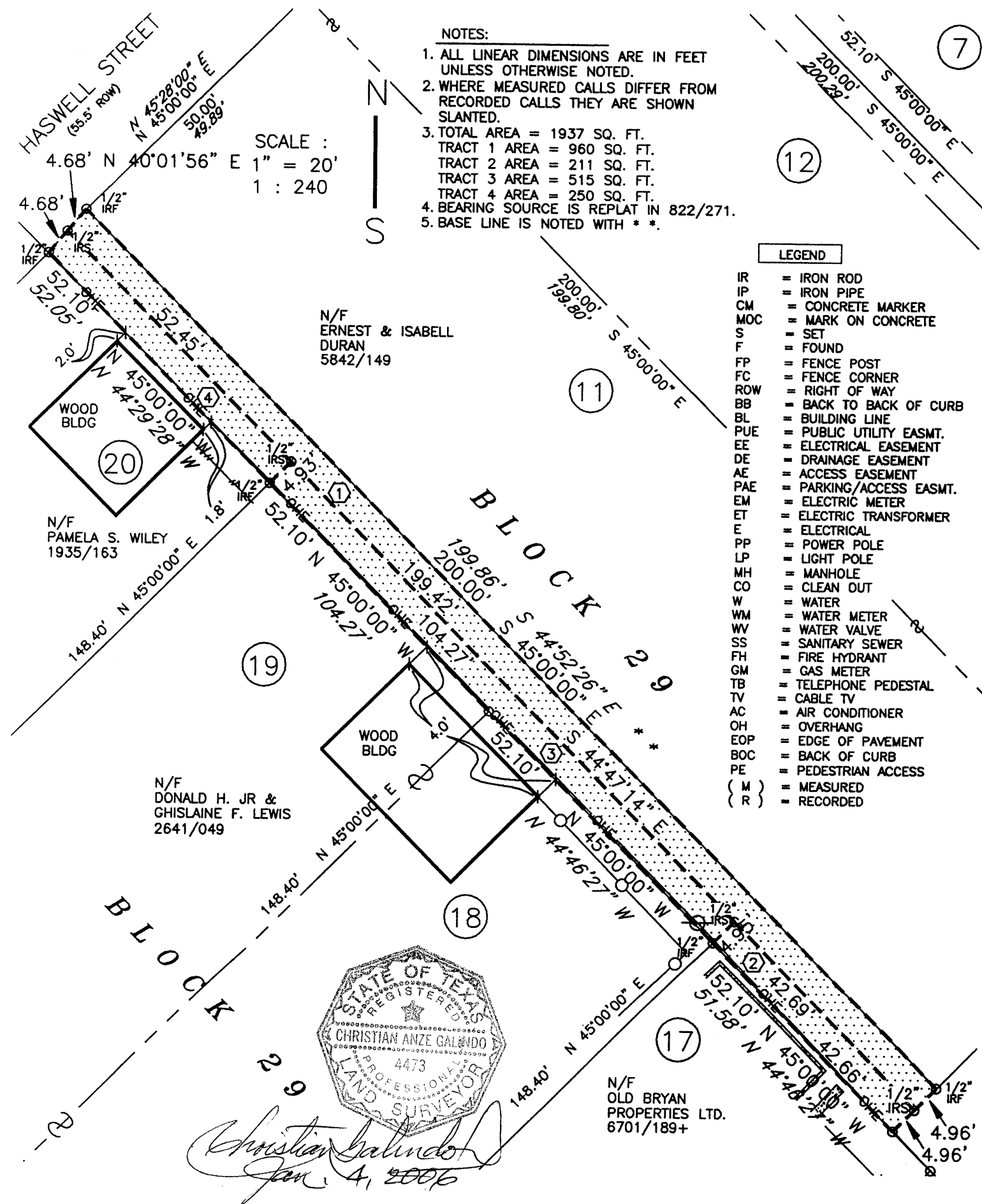


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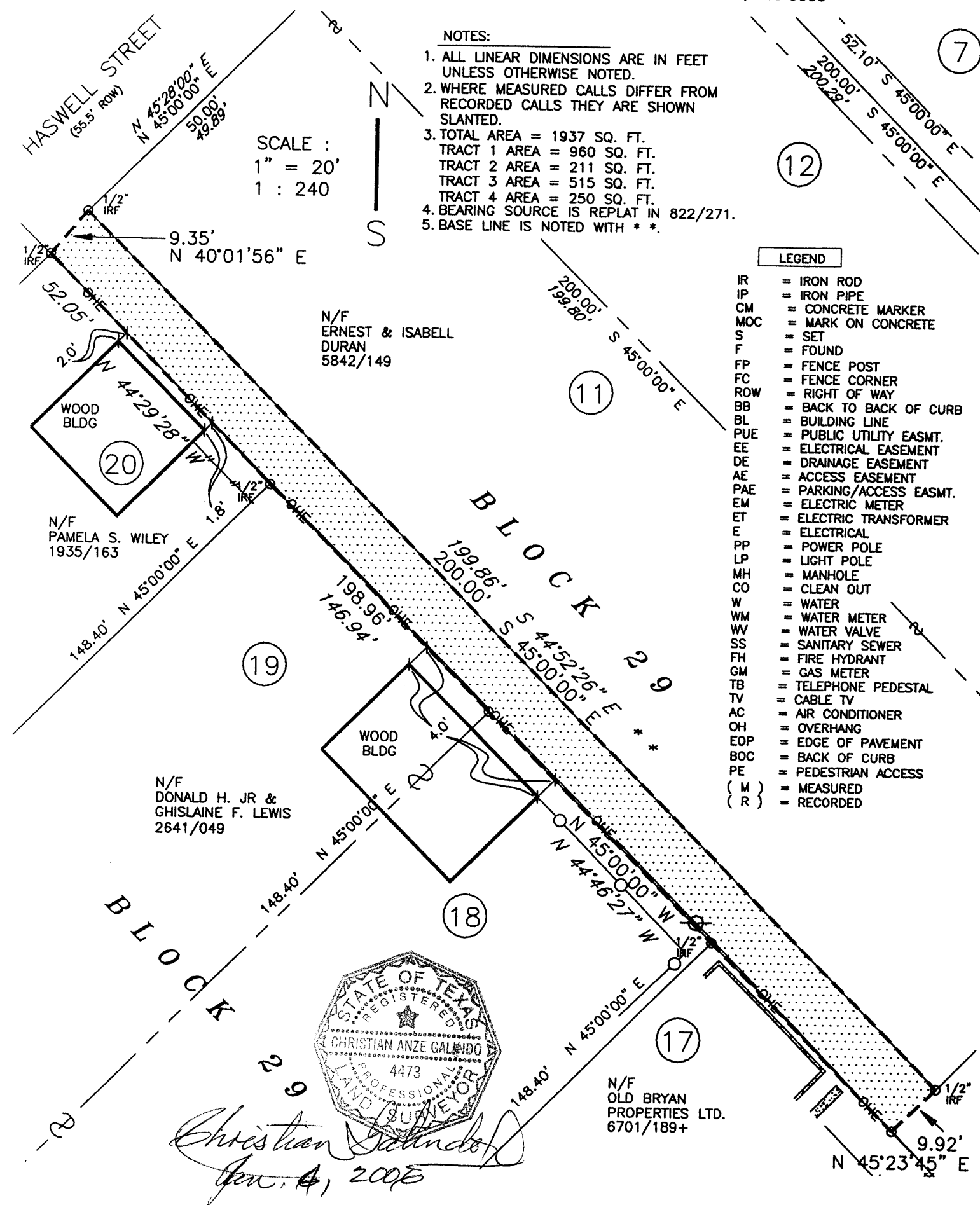
# GALINDO ENGINEERS AND PLANNERS, INC.

3833 South Texas Ave., Suite 213 Bryan, Texas 77802 (979) 846-8868



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